



YORKSHIRE'S  
FINEST  
HOMES COLLECTION



# Shroggs Stables, Halifax

Offers Over

## £595,000

- Detached 4/5-bedroom family home
- Outline Planning permission in place for a second 4-bedroom detached dwelling
- Three bathrooms (two en-suite)
- Flexible layout with lounge, dining kitchen, and study
- Integral double garage with loft storage



A rare and exciting opportunity to acquire a substantial and well-presented four/five-bedroom detached property, occupying a generous plot complete with stable, paddock, workshop and out building, and the added benefit of full planning permission, which has been granted for a separate four-bedroom detached dwelling within the side garden and potential for further development.

This versatile home offers a blend of stylish family living and rural charm, and is ideally suited to those for developers, or buyers seeking multi-generational potential. The property is offered to the market with no onward chain.



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#### Ground Floor Entrance Hall

A warm and welcoming entrance hall with stunning Tiled flooring sets the tone for this impressive home.

#### Lounge

A spacious and tastefully decorated lounge with neutral tones, wood-effect flooring, and a charming feature fireplace. Double doors open out to the garden, perfectly blending indoor and outdoor living — ideal for relaxing or entertaining.

#### Kitchen/Diner

A wonderful country-style kitchen with ample wall and base units, a central island featuring a breakfast bar, and a statement stove cooker as the focal point. There is plumbing for a dishwasher and space for an American-style fridge freezer. A cozy corner seating area offers the perfect space for family meals and entertaining guests. Double doors lead out to the garden — ideal for summer barbecues. A side door provides internal access to the double garage, which offers extensive storage space in the eaves and potential for expansion (lapsed planning permission for a bedroom extension).

#### Study/Bedroom 5

A flexible ground floor room currently used as a study but easily adaptable as a fifth bedroom. Features neutral





décor and garden views.

#### Downstairs Cloakroom

A stylish two-piece suite, ideal for guests.

#### First Floor

##### Principal Bedroom

A beautifully appointed master bedroom with a Juliet balcony offering picturesque views of nearby woodlands. Access to a private en-suite with corner shower, vanity unit with wash basin, and low-level WC.

##### Bedroom Two

A generous double bedroom with modern neutral décor and access to an en-suite bathroom featuring a curved bath with shower over, wash basin, and WC.

##### Bedrooms Three & Four

Two further double bedrooms situated at the front of the property. One benefits from fitted wardrobes, and both enjoy high-quality carpets, neutral tones, and woodland views.

##### Family Bathroom

A spacious and well-appointed bathroom with a freestanding bath, dual-head shower, vanity unit with wash basin, and WC.

##### External Features

The property is approached via a driveway that provides ample parking and leads to the stable block, store room, and integral double garage. The home also boasts lawns and patio areas perfect for outdoor entertaining, alongside a paddock, making it ideal for those seeking a rural lifestyle.

##### Development Potential

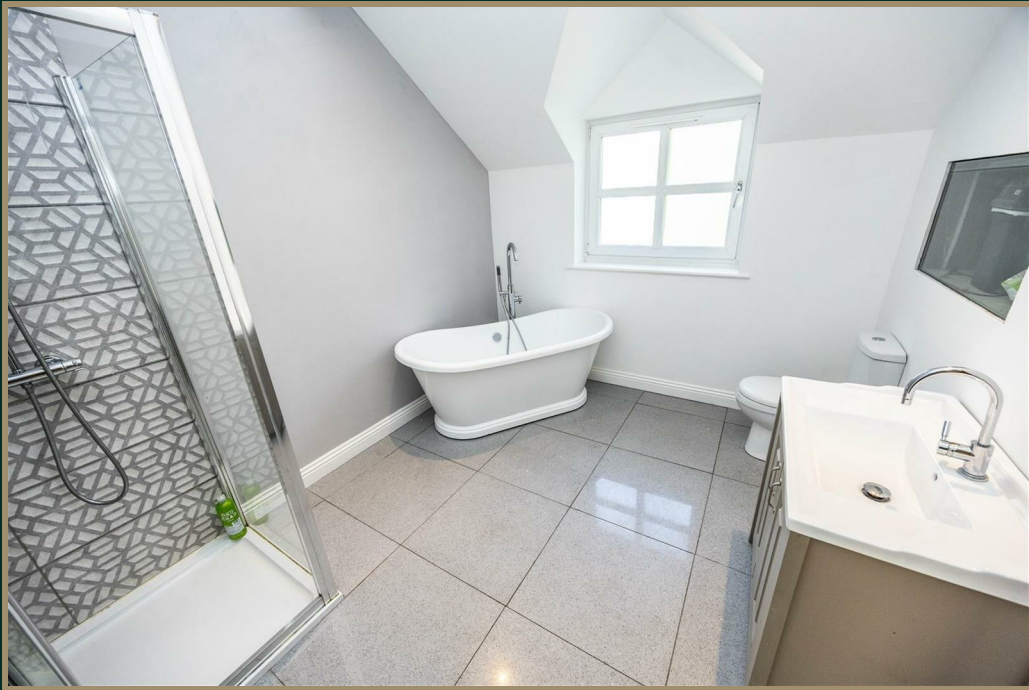
Planning permission was previously granted for a four-bedroom detached property on the side garden. This offers a rare opportunity for redevelopment or extended family living .



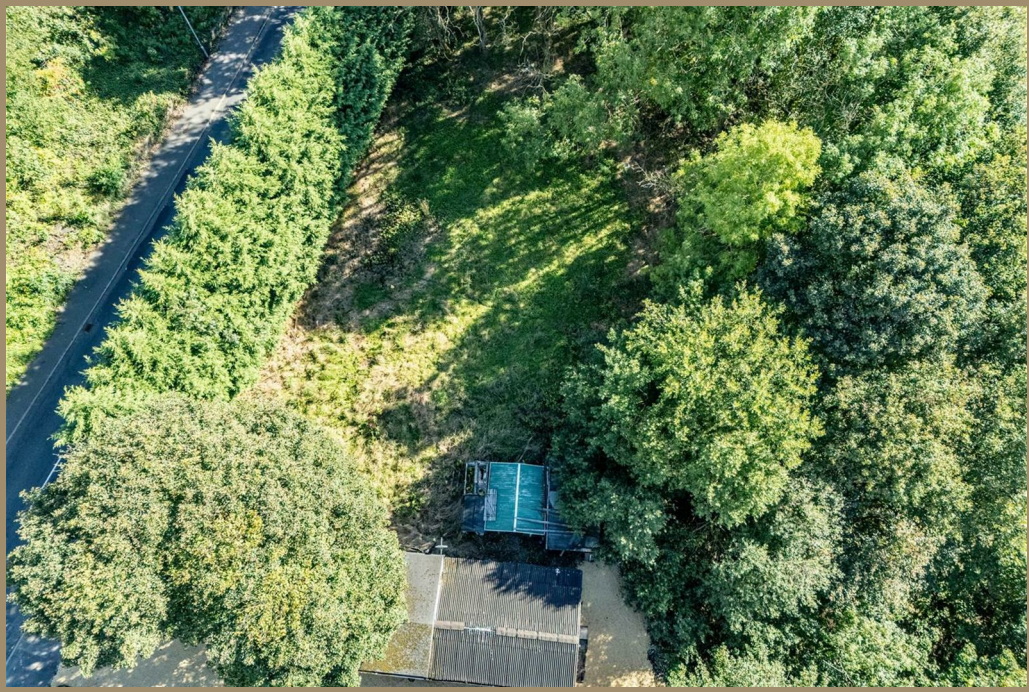




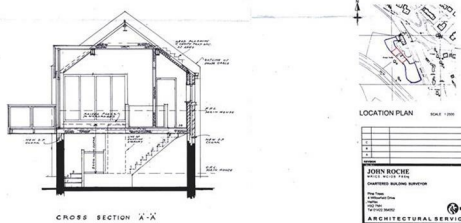
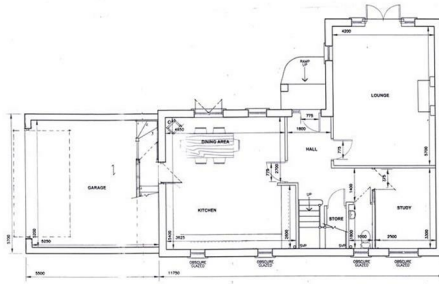
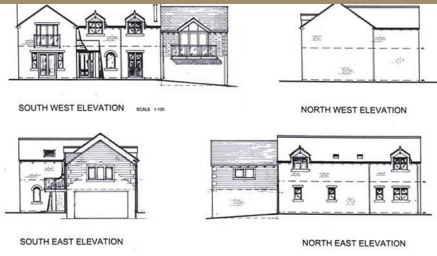
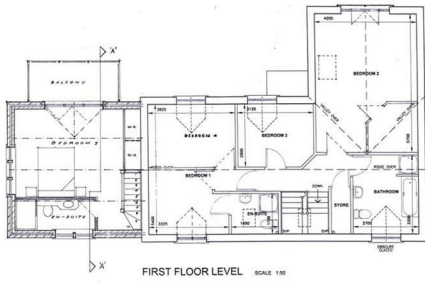












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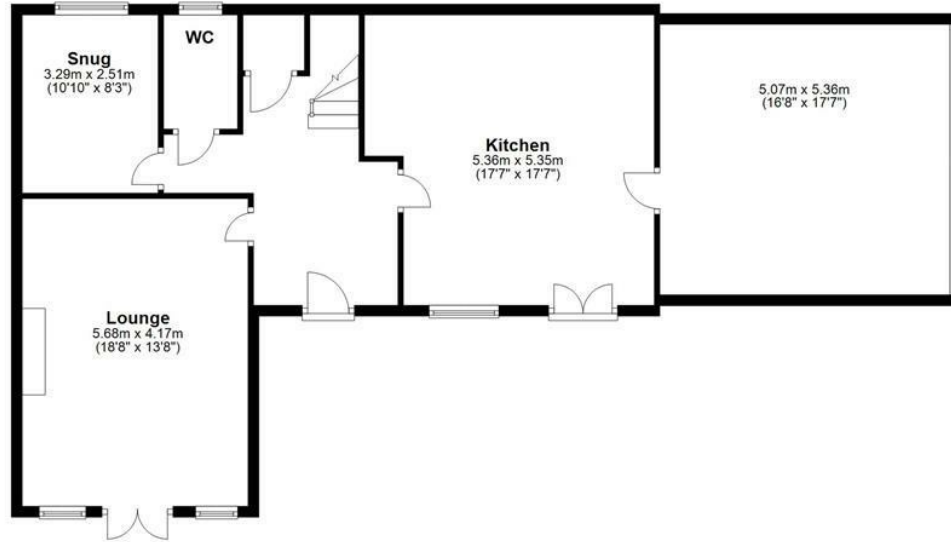
**M-YOUNG**  
 Mrs LEVERAGE  
 8/8 SHROGGS ROAD  
 WHEATLEY  
 HALIFAX

DATE: 19.08.2017  
 DRAWING NO: 301



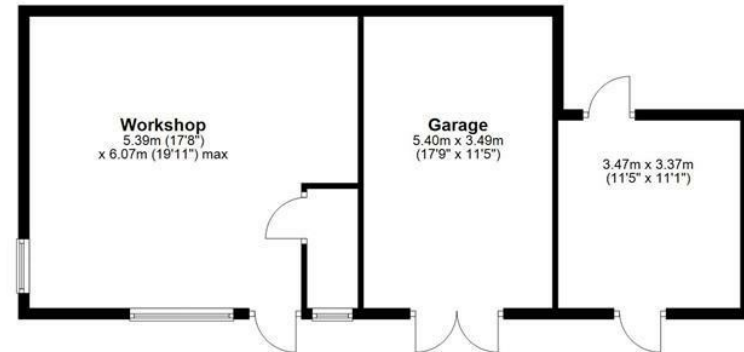
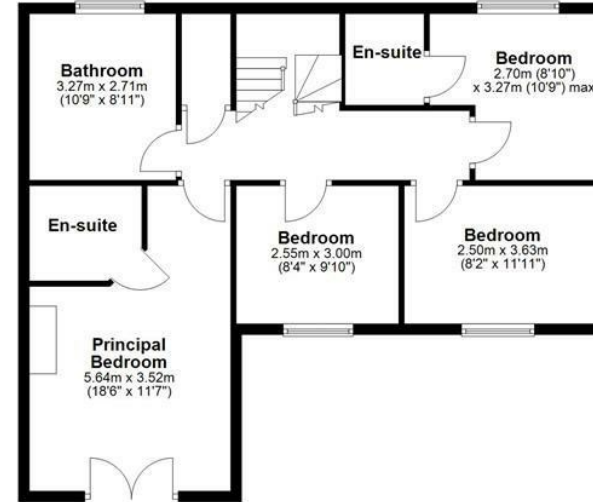
### Ground Floor

Approx. 105.7 sq. metres (1137.6 sq. feet)



### First Floor

Approx. 134.9 sq. metres (1452.6 sq. feet)



Total area: approx. 240.6 sq. metres (2590.2 sq. feet)



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To view Shroggs Stables, Halifax  
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